

141

EAST 17TH STREET



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EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to arrange the sale of 141 East 17th Street, a distinguished 3-unit luxury multi-family building nestled in the heart of Gramercy Park. This premier property presents a rare opportunity for buyers to acquire a turn-key, loft-like renovated property in one of the most desirable neighborhoods in all of Manhattan.

141 East 17th Street spans +/-6,720 square feet, including a +/-3,700 square foot, 4-bedroom / 3.5 bath triplex unit with private rooftop terrace and full rear garden, a 2-bedroom unit / 2-bath duplex unit with a private rooftop terrace, and a renovated single-story unit on the ground floor. All three units feature open chef kitchens with Viking appliances, dishwashers, washer/dryers in-unit, wide-plank white oak floors, and split-system central air. The property boasts an additional +/-2,480 square feet of air rights, offering potential for future expansion or development initiatives.

The building is located at the congruence of Gramercy Park to the north, Union Square park to the west, and Stuyvesant Square Park to the east. The area is renowned for its historic charm and proximity to an array of cultural and recreational attractions from fine dining establishments to boutique shops and renowned landmarks. The building is steps away from NYU, Parsons School of Design, Strand Book Store, Union Square Greenmarket, and a host of other neighborhood staples. Public transportation is easily accessible from this property via the **4 5 6 L N Q R W** subway lines as well as numerous bus lines that service the area.

With its prime location and desirable amenities, 141 East 17th Street presents an unparalleled opportunity for buyers seeking to capitalize on the prestige and income potential of the Gramercy Park real estate market.

PROPERTY HIGHLIGHTS



CASH FLOWING
(100% OCCUPIED)



LUXURY FINISHES
(VIKING APPLIANCES &
CENTRAL AIR)



¼ MILES FROM
SUBWAY LINES
4 5 6 L N Q R W



ALL UNITS
RENOVATED



ROOF TOP
TERRACES



LARGE
SPACIOUS UNITS

Reduced Asking Price: \$7,250,000
(\$1,079/SqFt)

PROPERTY INFO

PROPERTY INFORMATION

Address:	141 East 17th Street, New York, NY 10003
Block & Lot:	873-31
Lot Dimensions:	25' x 90.83'
Lot SF:	2,300 SF (approx.)

BUILDING INFORMATION

Building Dimensions:	25' x 62'
Stories:	3
Above Grade Gross SF:	6,720 SF (approx.)
Residential Units:	3

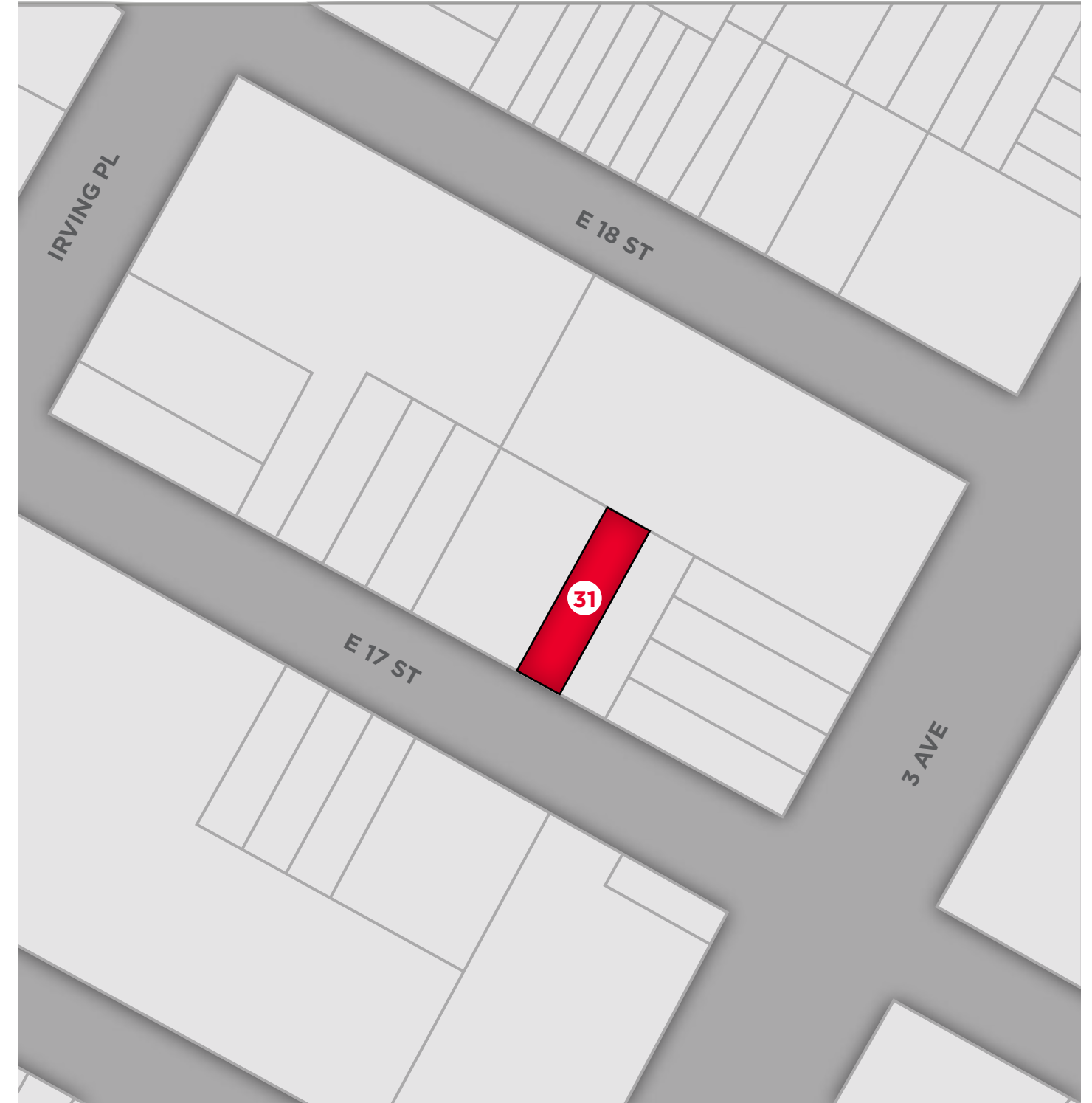
ZONING INFORMATION

Zoning:	R8B
FAR (As-of-Right):	4.00
Total Buildable SF (As-of-Right):	9,200 SF (approx.)
Less Existing Structure:	6,720 SF (approx.)
Available Air Rights (As-of-Right):	2,480 SF (approx.)

NYC FINANCIAL INFORMATION (24/25)

Total Assessment:	\$374,369
Annual Property Tax:	\$75,192
Tax Class:	1
Tax Rate:	20.0850%

TAX MAP



REVENUE

UNIT	BEDS	BATHS	STATUS	LEASE EXP.	MONTHLY RENT	UNIT NOTES
G	2	2	FM	9/30/2025	\$8,750	First Floor Unit, Single Level
2A	2	2	FM	9/30/2025	\$9,000	Duplex Unit; Private Rooftop Terrace
2B	4	3.5	FM	8/31/2025	\$16,500	Triplex Unit; Private Rooftop Terrace
Monthly Total					\$34,250	
Annual Total					\$411,000	

*All units feature chef's kitchens with Viking stainless steel appliances, dishwashers, washer/dryers in-unit, and split system central air

*Apt G: received 1 month of free rent; Apt 2A: received 1 month of free rent; Apt 2B received 2.5 months of free rent

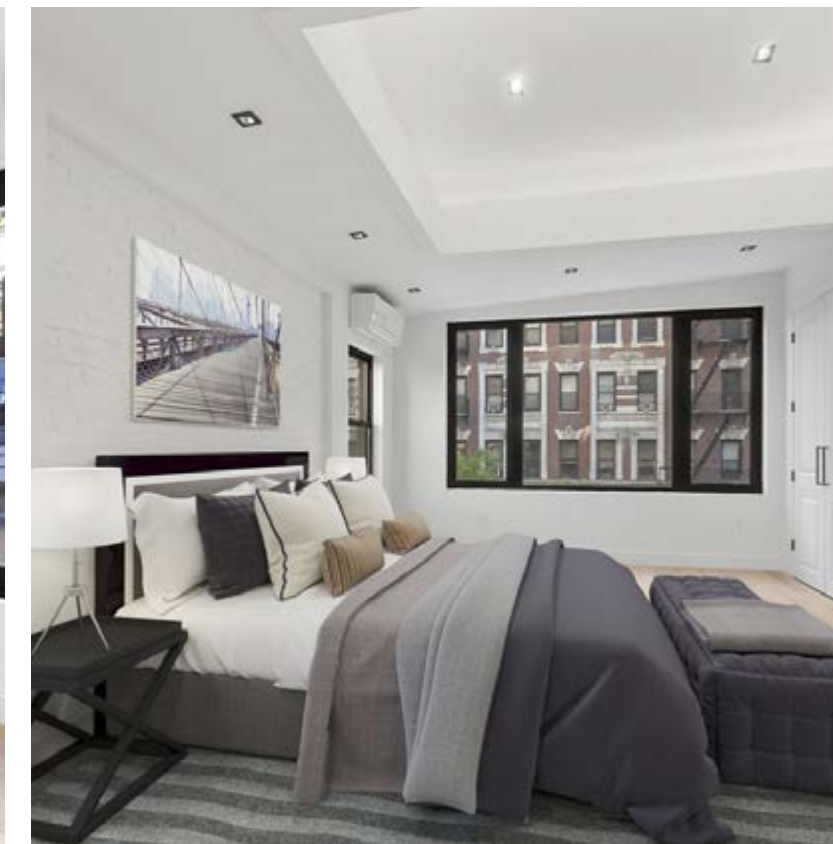
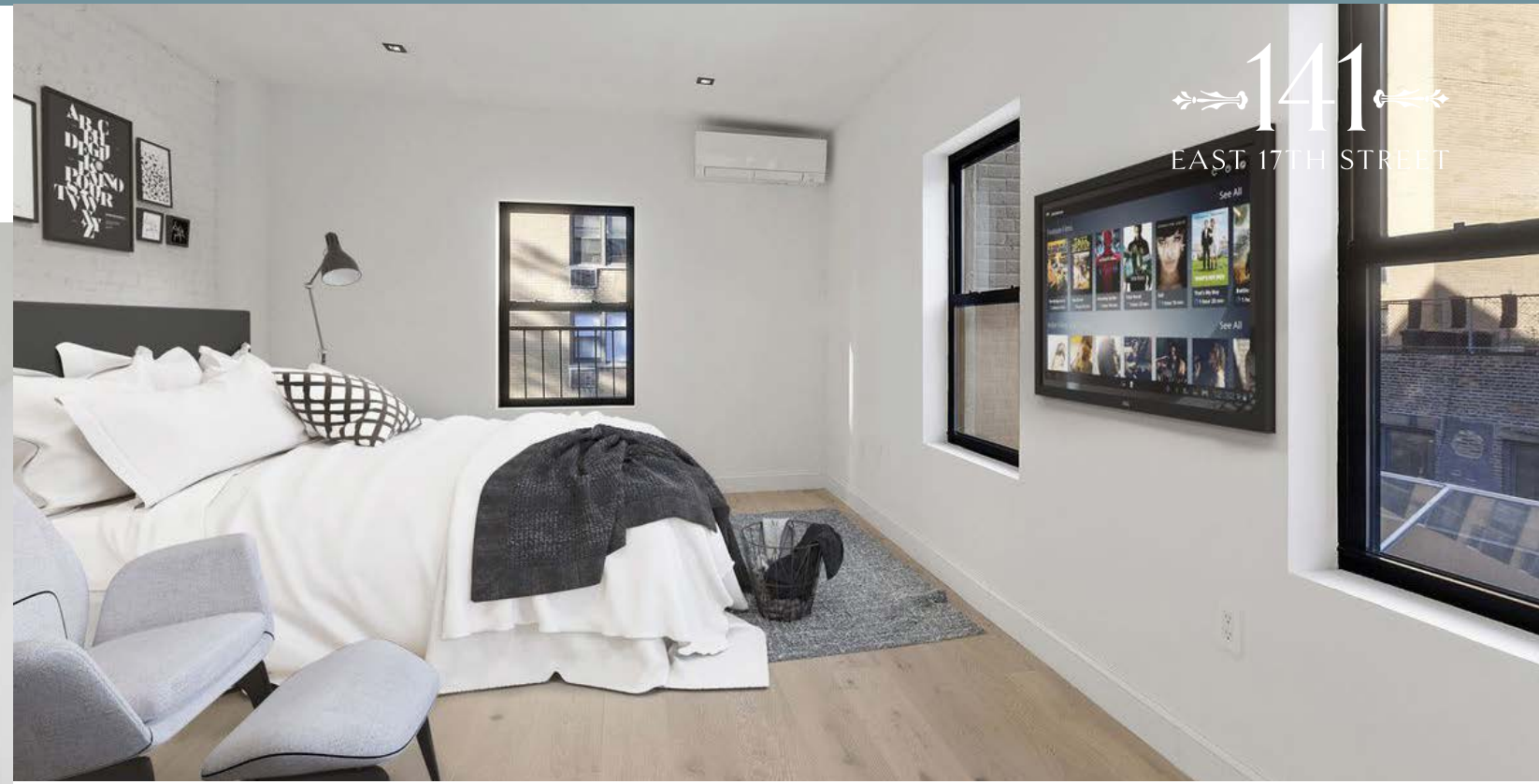
INCOME AND EXPENSES

REVENUE			ANNUAL INCOME
Effective Gross Annual Income			\$411,000
OPERATING EXPENSES			
TYPE	PROJECTION	% OF EGI	
Property Taxes	Actual	18.3%	\$75,192
Water/Sewer	Actual	0.9%	\$3,900
Electricity/Gas	Actual	0.6%	\$2,402
Insurance	Actual	1.3%	\$5,428
Repairs & Maintenance	Actual	2.6%	\$10,585
Super	Actual	1.1%	\$5,191
Management Fee	Actual	2.5%	\$10,260
Total Expenses		27.5%	\$112,958
Net Operating Income			\$298,015



UNIT #2B – TRIPLEX

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EAST 17TH STREET



UNIT #2B – TRIPLEX

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UNIT #2A – DUPLEX

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UNIT #G

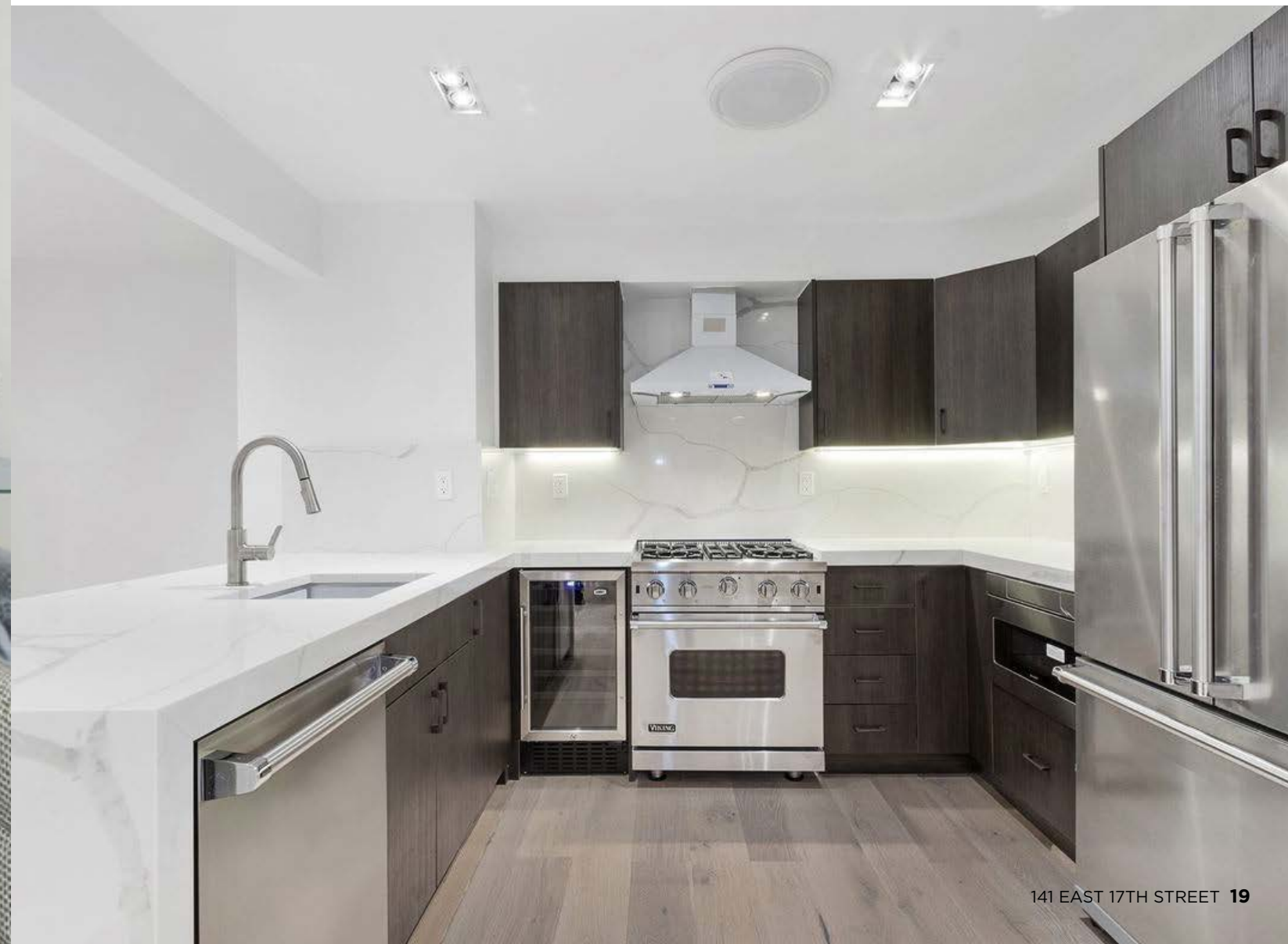
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UNIT #G

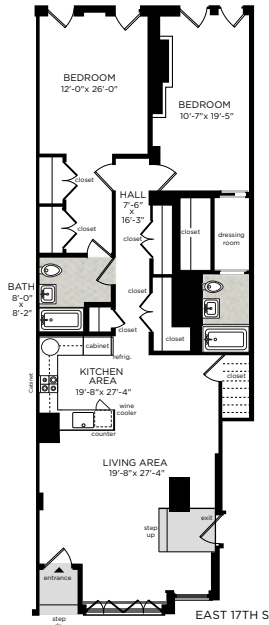


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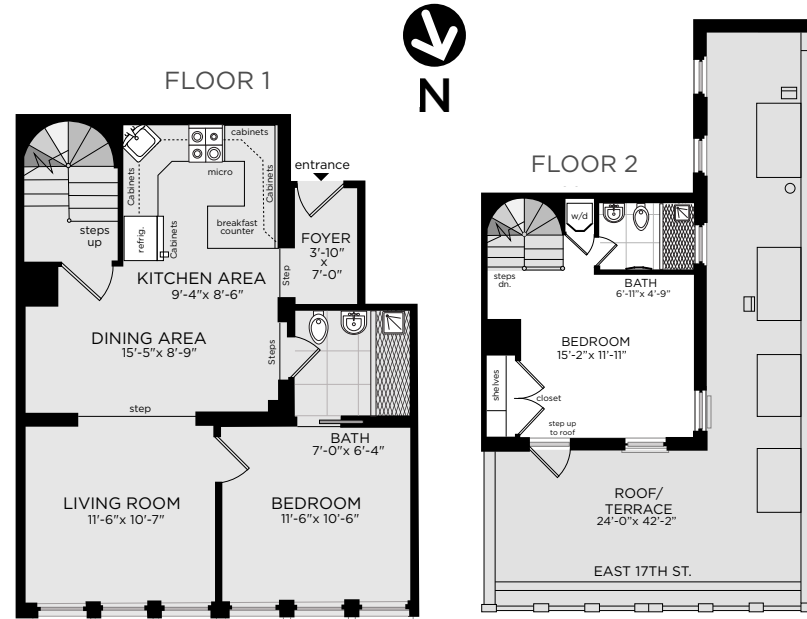


FLOOR PLANS

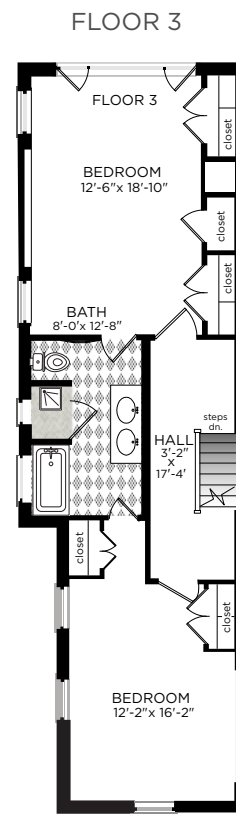
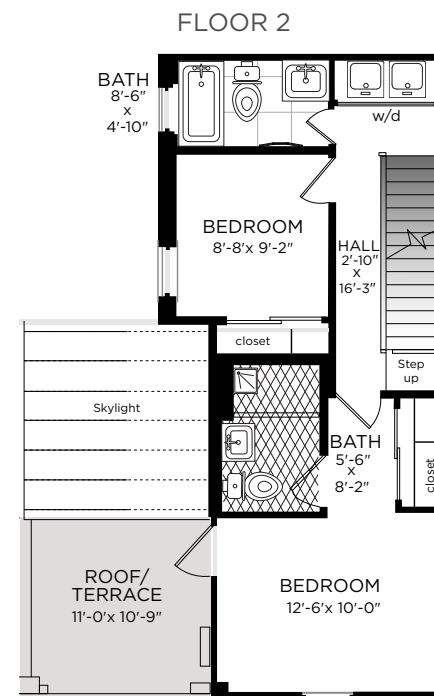
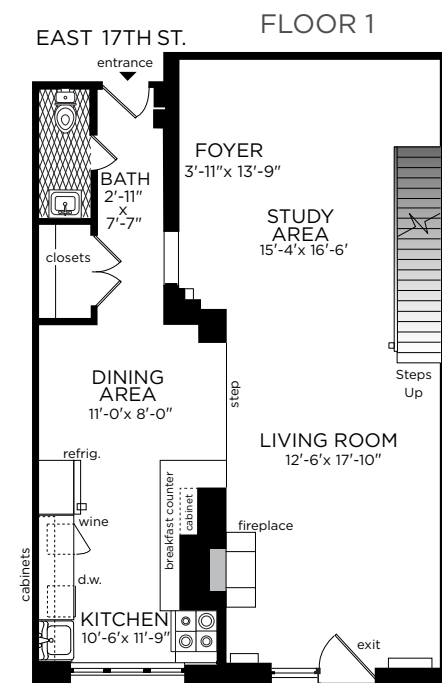
APT G
2 BEDROOMS - 2 BATHROOMS



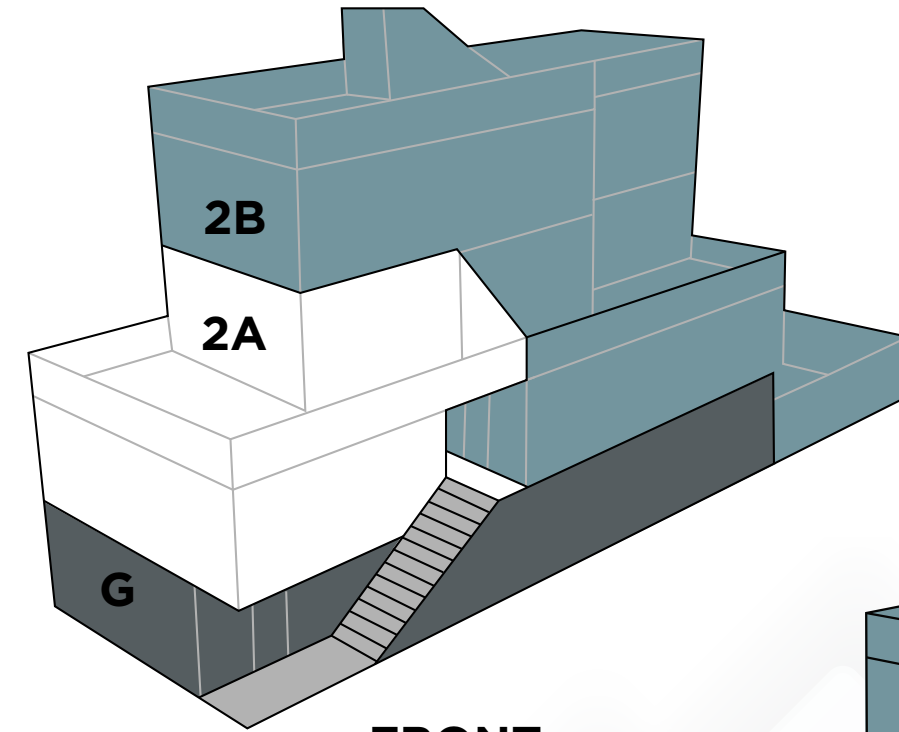
Duplex Residence/ APT 2A
2 BEDROOMS - 2 BATHROOMS



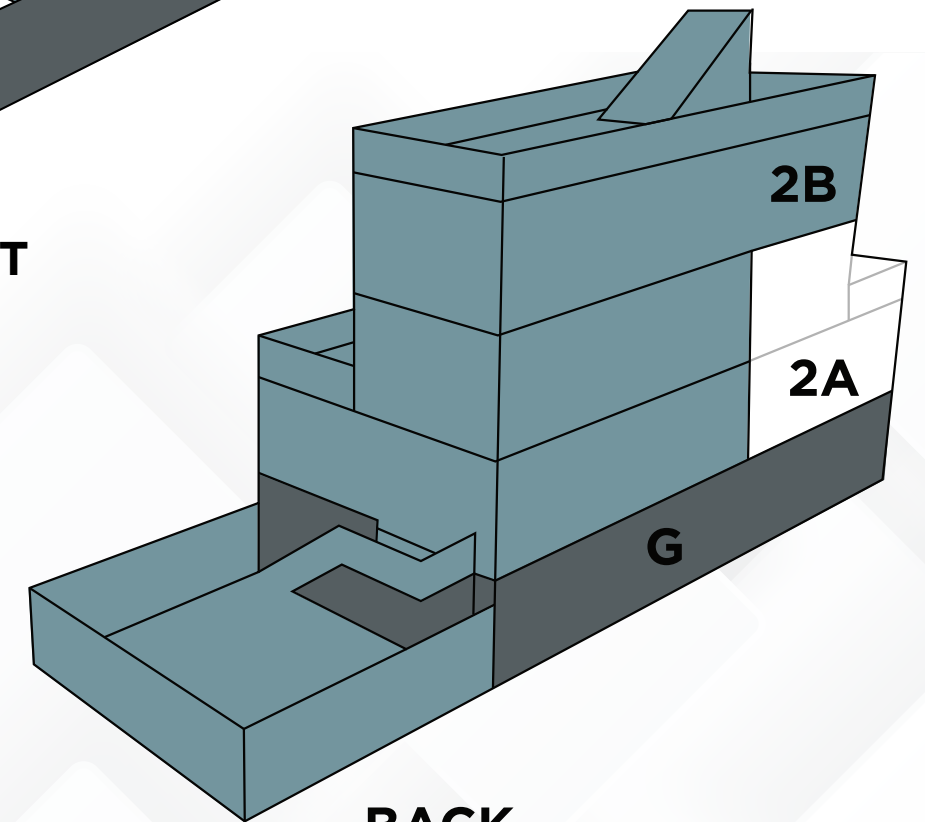
Triplex Residence/ APT 2B
4 BEDROOMS - 4 BATHROOMS



STACKING PLAN

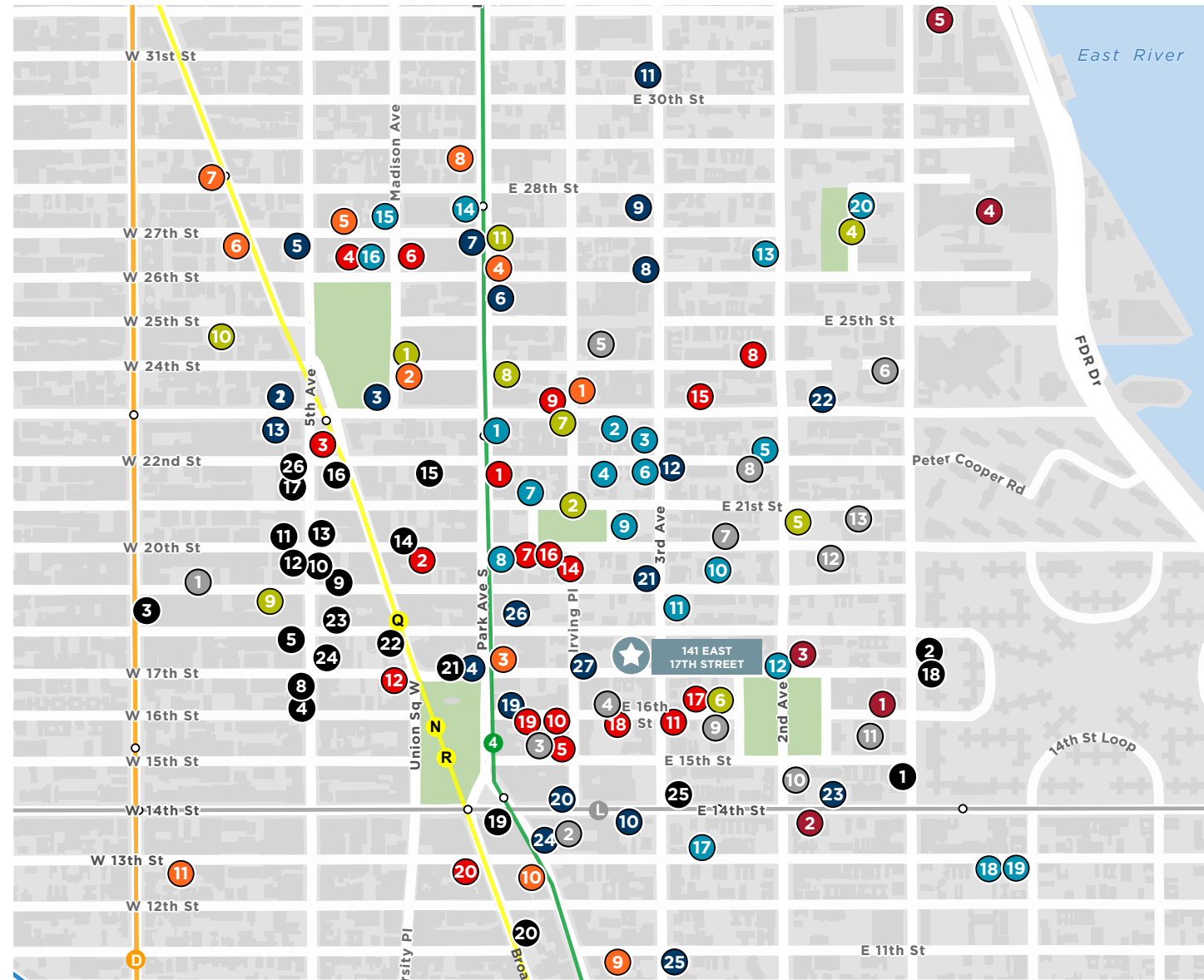


FRONT



BACK

AMENITY MAP



AMENITIES

- FOOD & DRINK**
 - 1. Eatly NYC Flatiron
 - 2. Il Pesce
 - 3. Shake Shack
 - 4. Union Square Greenmarket
 - 5. 230 Fifth
 - 6. Upland
 - 7. Hillstone
 - 8. Street Taco
 - 9. Tara Rose
 - 10. Trader Joe's
 - 11. Ruby's Café
 - 12. Rolif's
 - 13. Starbucks - 23rd Street
 - 14. Dunkin' - Union Square
 - 15. Chipotle
 - 16. Eleni's
 - 17. Morton Williams
 - 18. Artichoke Pizza
 - 19. Cava
 - 20. The Smith
 - 21. Boucherie Union Square
 - 22. Casa Mono
- ARTS & CULTURE**
 - 1. Fotografiska Museum
 - 2. Theodore Roosevelt Birthplace
 - 3. Flatiron Building
 - 4. National Museum of Mathematics
 - 5. Irving Plaza
- PARKS & RECREATION**
 - 1. Madison Square Park
 - 2. Gramercy Park
 - 3. Union Square Park
 - 4. Bellevue South Park
 - 5. Peter's Field
 - 6. Stuyvesant Square Park
 - 7. The FRIENDS Experience
 - 8. Equinox Gramercy
 - 9. SoulCycle
 - 10. Escape the Room NYC
 - 11. Barry's Park Avenue South
- SHOPPING**
 - 1. CVS
 - 2. Walgreens Pharmacy
- LUXURY RESIDENTIAL**
 - 1. Park 23
 - 2. Celeste Gramercy
 - 3. INSTRATA Gramercy Apartments
 - 4. Gramercy Row
 - 5. Gramercy House
 - 6. 160 East 22nd Street
- HOTELS**
 - 1. Freehand New York
 - 2. The New York EDITION
 - 3. W New York - Union Square
 - 4. Hotel Giraffe by Library Hotel Collection
 - 5. The Evelyn
 - 6. Broadway Plaza Hotel
 - 7. The Ritz-Carlton NoMad
 - 8. Royalton Park Avenue
 - 9. Moxy NYC East Village
 - 10. Hyatt Union Square New York
 - 11. Walker Hotel Greenwich Village
- SCHOOLS**
 - 1. New York Conservatory for Dramatic Arts
 - 2. NYU
 - 3. Lee Strasberg Theater Institute
 - 4. Washington Irving High School
 - 5. Baruch College
 - 6. School of Visual Arts
 - 7. New York Police Academy
 - 8. Epiphany School
 - 9. Friends Seminary School
 - 10. Manhattan Comprehensive Night & Day School
 - 11. P. S. M226
 - 12. P. S. 40 Augustus Saint-Gaudens
 - 13. J. H. S. 104 Simon Baruch
- FOOD & DRINK (continued)**
 - 6. The New York Life Building
 - 7. The National Arts Club
 - 8. New York Comedy Club
 - 9. Gramercy Theatre
 - 10. The Stand NYC
 - 11. Folds Jane
 - 12. Studio Arts NYC
 - 13. Marino Studio
 - 14. SVA Gramercy Gallery
 - 15. Drawing New York
 - 16. Sea Dog Theater
 - 17. Susan Sheehan Gallery
 - 18. Talwar Gallery
 - 19. Lilac Gallery
- HOTELS (continued)**
 - 7. 60 Gramercy Park North
 - 8. 8 Gramercy Park
 - 9. 36 Gramercy Park East
 - 10. The Tower at Gramercy Square
 - 11. Gramercy Park Towers
 - 12. Rutherford Place
 - 13. Parc East Apartments
 - 14. Prism at Park Avenue South
 - 15. 66 Madison Avenue
 - 16. The Whitman
 - 17. The Jefferson
 - 18. The Geoffrey
 - 19. Thirteen East + West
 - 20. Gramercy Gates

TRANSPORTATION MAP



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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

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CO Number: 123441221F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	S-2 U		2	MECHANICAL ROOM & STORAGE
BAS		50	R-2	1	2	ONE (1) CLASS "A" DWELLING UNIT
001		40	R-2	0.8	2	ONE-HALF (1/2) DWELLING UNIT (DUPLEX) AND ONE-THIRD (1/3) DWELLING UNIT (TRIPLEX)
002		40	R-2	0.8	2	ONE-HALF (1/2) DWELLING UNIT (DUPLEX) AND ONE-THIRD (1/3) DWELLING UNIT (TRIPLEX)
003		40	R-2	0.3	2	ONE-THIRD (1/3) DWELLING UNIT (TRIPLEX)
END OF SECTION						



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